

COMMERCIAL PROPERTY

MBB

MOORE BLATCH
solicitors

Commercial Property Specialists

If you're in the property business, you'll know how important it is to have the support of specialist property lawyers. That's where we come in.

Moore Blatch is a successful law firm with offices in the South and London, serving clients all over the UK. We are endorsed as a leading firm by both Chambers and the Legal 500, and are listed as a 'law firm to watch' in the Rising 50.

Our highly regarded commercial property team advises a wide range of clients, both private and public sector, including occupiers, investors, lenders, leisure operators, retailers, contractors, developers, local authorities and hotel operators.

We have the experience and expertise to advise on all aspects of commercial property and property related issues such as construction, tax, planning and environmental and property litigation.

Our team takes a proactive and flexible approach. Wherever possible we come on board in the early stages of a transaction, advising how best to structure the deal to maximise your commercial advantage and minimise any tax liabilities.

We aim to exceed your expectations and are committed to your commercial success.

Disposals, acquisitions and finance

Our team has extensive experience acting for investors on both the acquisition and disposal of investment properties. Our clients range from professional investment companies operating on a national basis to newcomers to the local marketplace, who are able to benefit from our experience and local knowledge.

Property finance

We act for banks and other institutions, not only providing finance for the acquisition or re-mortgaging of commercial investment properties, but also the funding of new development. We handle all forms of funding documentation including facility agreements, mortgages and guarantees.

Occupier solutions

Our expertise in this area consists of advising those clients for whom the ownership of property is not a core business, but simply a fact of life and business. We advise business occupiers on all aspects of buying and selling property, negotiating leases and the

implementation of management decisions. We can also advise on related matters such as the implications of a move from a human resources perspective.

Landlord & tenant

Sound, practical advice and a cost-effective service

We advise landlords and tenants, dealing with leases, licences to assign, underlet and alter, agreements for lease on new developments, rent review memoranda and deeds of variation. We understand the problems of day-to-day property management and advise on the quickest and most cost effective ways of resolving disputes.

Development **A one-stop shop for developers**

From site to sales

Dealing successfully with property development work involves a range of skills across different areas of practice and encompasses commercial property, planning, environmental, construction, finance and tax. Our team advises on proposed structures and heads of terms and is involved in all aspects of site assembly, options, pre-letting arrangements, forward sale and funding, joint ventures, the construction process and disposal. For residential developers we provide a specialist plot sales service.

Planning and environmental

As all developers know, planning is a lengthy and frustrating process. Sound legal advice and accurate documentation help avoid unnecessary delay. We act for land owners and developers throughout the planning process, advising on the terms of Section 106, highways, sewer and other

infrastructure agreements. We also advise on the environmental issues which arise during property transactions, both in respect of greenfield and brownfield sites. We take a pragmatic stance and understand the potential financial impact of planning delays and environmental liabilities affecting a site.

Construction

Familiarity with construction law and procurement methods is essential in advising on any development project. We offer comprehensive advice and service in relation to all aspects of the design and construction process, whether this involves a new development or a refurbishment. We advise developers, landowners, employers, contractors and funders on letters of intent, formal contract and sub-contract documentation, as well as performance bonds, collateral warranties and consultant appointments.

Ancillary services **Essential support for people in property**

Property litigation

Property disputes are all too common. We advise on issues involving the acquisition and disposal of land, construction, landlord and tenant relationships, leasehold enfranchisement, lease renewals and rent reviews. We aim to settle any disputes by the most practical and cost effective means, where appropriate using arbitration and mediation.

Strategic tax planning

Our highly regarded tax team advises on all tax matters arising from the acquisition, disposal, financing and development of property. Our experience in VAT planning and Stamp Duty Land Tax can produce substantial savings. We advise on transaction structures to ensure the most tax efficient solution is employed for any property development or investment.

Corporate support

We work closely with our Corporate Department on business sales and acquisitions and carry out due diligence on admissions to financial markets such

as AIM. Our role involves the review of relevant title documents, property, planning and environmental warranties and other property related provisions.

Leisure and hospitality

We have extensive expertise in the leisure industry, particularly in the hotel, restaurant, marina and public house sectors. We advise not only on the development and funding of these projects, but also deal with operating agreements for the hotel sector and licensing requirements for the pub trade.

Public sector

We act for a number of local authority and other public sector bodies, advising on planning and CPO agreements, joint ventures and other partnering arrangements for town centre schemes undertaken with the private sector.

Moore Blatch services

For Business

Commercial Property
Corporate & Commercial
Credit Management
Defendant Insurance Services
Dispute Resolution
Employment
Health, Safety & Environmental
Insolvency & Business Recovery
Intellectual Property
Land Development
Marine
Professional Negligence
Transport

For Individuals

Clinical Negligence
Disputes & Court Work
Employment Problems
Estate Management
Family & Divorce
Notarial Services
Personal Injury
Powers of Attorney
Residential Property
Services for the Elderly
Tax Planning
Tax & Trusts
Will & Probate

To find out how we can help please contact

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Moore Blatch holds Investor in People Accreditation

Moore Blatch holds ISO9001 Certification for its legal services

The firm is not authorised under the Financial Services and Markets Act 2000 but is able in certain circumstances to offer a limited range of investment services to clients because we are members of the Law Society. We can provide these investment services if they are an incidental part of the professional services we have been engaged to provide.

Regulated by the Solicitors Regulation Authority

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